



PLANNING COMMISSION

Meeting of January 8, 2015

City Hall Municipal Council Chambers * 290 North 100 West * Logan, UT 84321 * www.loganutah.org

AGENDA

4:30 p.m. Bus Tour of Agenda Sites The Planning Commission will travel in a city bus to drive by each of the agenda sites for which hearings are scheduled. No decisions are made during the tour. The public is invited. The bus leaves from City Hall.

5:30 p.m.

I. WELCOME

II. **APPROVAL OF MINUTES** from the meeting of November 13, 2014.

III. **PUBLIC HEARING** *The following items are scheduled for a public hearing before the Commission. The order of the meeting is for the Chair to read the agenda item. Staff will summarize its report to the Commission. The proponent of the project can make a presentation. Public comment is encouraged. The Commission will close the public hearing and deliberate prior to making a decision.*

PC 14-037 Utah Theatre EMD *continued from 11/13/14 & 12/11/14 meetings* (Code Amendment & Design Review Permit) YESCO/UFOC, authorized agent/owner, request an amendment to the Land Development Code that would allow one 4'x10' full-color electronic message display to the east side of the existing sign and a conditional use permit to add approximately 32 SF to the legally existing nonconforming perpendicular sign on the Utah Theatre building located at 18 W. Center Street in the Town Center-Historic District (TC-HD) zone; TIN 06-030-0023.

PC 14-038 Westfield Subdivision – Phase II *continued from 12/11/14 meeting* (Subdivision Permit) Hal Fronk/Vrugg Holdings LLC, authorized agent/owner, request to finish developing the Westfield Subdivision. Phase I was completed in 2007; the desire is to finish the Phase II improvements including 21 lots and begin selling lots at 130 South 1200 West in the Commercial Services (CS) zone; TIN 05-064-0027.

PC 14-039 Ilene Christensen Call Center *continued from 12/11/14 meeting* (Design Review & Conditional Use Permit) Ilene Christensen/Big & Rich, LLC, authorized agent/owner request a new 3,025 SF facility for a call center and business office with a caretaker apartment located in the back on .59 acres at 1455 North 832 West #4 in the Industrial Park (IP) zone; TIN 04-193-0004.

PC 14-040 CETC New Training Building *continued from 12/11/14 meeting* (Design Review Permit) Joseph Beck/CETC, authorized agent/owner, request a new 15,000 SF pre-engineered metal building at the existing Cache Employment Training Center (CETC) campus at 275 West 400 South in the Mixed Use (MU) zone; TIN 02-050-0007;-0008;-0010.

PC 14-041 Gene Needham 200 E. Subdivision continued from 12/11/14 meeting (Subdivision Permit) Gene Needham, authorized owner/agent, requests a 3-lot subdivision at 205 East 300 North in the Mixed Residential High (MRH) zone; TIN 06-045-0015.

(NOTE: PC 15-001 to PC 15-007 projects will be on 1/22/15 meeting)

PC 15-008 America's Tire Design Review Permit. Scott Fournier/EJ Nixon, authorized agent/owner, request a new 7,600 SF tire retail and service building with parking lot and landscaping on 1.13 acres located at 220 East 1400 North in the Commercial (COM) zone; TIN 05-014-0008.

PC 15-009 Chris Bice Daycare Conditional Use Permit. Roxanne Pauni, authorized agent/owner, requests an in-home daycare for up to 16 children on .16 acres located at 295 East 300 North in the Mixed Residential (MR-20) zone; TIN 06-045-0001.

PC 15-010 Pauni Commercial Daycare Zone Change. Roxanne Pauni, authorized agent/owner, requests a zone change from Mixed Residential (MR-20) to Community Commercial (CC) at 295 East 300 North to allow for a commercial daycare center.

PC 15-011 Hillside Living Center Conditional Use Permit. John Ure/Hillside Living Center, authorized agent/owner, request a group home for three (3) clients [care, training and treatment is not provided onsite] on .23 acres located at 325 South 600 West in the Mixed Residential (MR-12) zone; TIN 02-030-0005.

IV. OTHER BUSINESS

Elect 2015 Chair and Vice-Chair

V. WORKSHOP ITEMS for January 22, 2015

VI. ADJOURNMENT

* * * * *

"The Logan City Planning Commission is a quasi-judicial body established for purposes of reviewing applications for development as required by the Land Development Code. The Planning Commission is charged to carry out the growth and development policies of the municipal council as expressed in the general plan and implement the programs of the plan. The Commission functions as the approval body for certain planning and zoning matters, and reviews and recommends on legislative matters related to planning and zoning, in conformance with Utah law.

As a quasi-judicial body, the decisions made by this body pertain only to matters proposed on the published agenda, upon consideration of facts, reports and testimony provided in evidence of a project. The Commission must rely on substantial evidence in determining whether a project complies with the law. Emotional pleas or personal opinions are not substantive evidence.

Meetings are conducted at the discretion of the Commission, and we ask for your cooperation in maintaining the following:

- a) Consideration of items will occur as indicated on the printed agenda, although the Commission reserves the right to alter the order if the need arises.*
- b) Those speaking are asked to keep comments relevant to the matter being considered.*
- c) Outbursts, including cheers, jeers, and applause are not appropriate as they may discourage those with opposing views from speaking.*
- d) For items involving a large number of people wishing to make comments, a time limit may be imposed.*
- e) Once the public comment portion for a particular item has been closed, no additional public comments are allowed, unless requested by the Commission.*

- f) Anyone wishing to speak is asked to sign in at the podium.*
- g) All public comment and questions will be made into the microphone at the podium to allow for recording of the proceeding.*
- h) The meeting is managed by the Chair. All questions/comments will be directed to the Commission.*